

Batheaston Parish Council

**Minutes of the Planning & Environment Committee Meeting
Held in The Rhymes Pavilion on 31st July 2012 at 7- 15 pm**

Present:- Cllrs. D Robins (Chair), P Blanking, P Burcombe, K Hawkins, D Lavington & M Townley (Clerk)
Apologies Cllrs L Brass, V Pecchia, G Riley, V Trenchard
In attendance Cllr J Beresford-Smith

P-574 Declarations of Interest

Nothing raised`

P-575 Minutes of the Meeting held 29th May 2012 (Meeting 26th June Cancelled)

Proposed P Blanking } RESOLVED – That the Minutes be accepted as presented.
 Seconded P Burcombe }

P-576 Matters arising from the above Minutes

- (a) Minutes of the last VPA Meeting issued at this meeting
- (b) The VCB has still to meet. Last week's Cluster Meeting registered that B&NES are engaging Halcrow as consultants for a P&R East of Bath. All concerned PCs are to be contacted for comments.

P-577 Parish Views on Received Applications

12/02415/REG03 B&NES Batheaston Car Park Batheaston BA1 7RA	Construction of pedestrian/cycle footbridge and path – with associated landscaping and engineering works	
SUPPORT		
1 Application follows, very closely, the concept approved by the village in its 2009 Vision Plan		
2 Should 'T' supports be adopted rather than piling in 2 supports per "leg"?		
3 The ramps at either end seem to be "open" and no railings appear on the drawings – children liable to fall off the ramps?		
4 Some 'chicane' system suggested at crossing approach and footpath exit onto Mill Lane – to avoid cyclists "speeding" onto Crossing and Lane.		
5 Signage suggested to prevent motorised bikes using the Crossing, also "No Diving" and "Cycles to give way to pedestrians".		
6 A CCTV unit recommended to avoid misuse of the Crossing.		
7 The new Footpath surface to be rural and permeable.		
8 An offer of 100 free trees noted - from a Jubilee Fund. Can these be obtained and planted along the new Footpath, together with appropriate hedging?		
9 Life saving equipment should be considered		
12/02963/FUL Mr P Dickenson 3 Eagle road Batheaston BA1 7HL	Erect 3-storey side extension and 2-storey rear extension (Resubmission)	REJECT
		1 Contrary to policy D4(d), overly dominant in the setting of neighbouring property.
		2 Insufficiently subordinate to visual primacy of host building.
		3 Adverse comments from immediate neighbours must be taken into account.
12/02243/FUL 12/02776/CA Mr M Hatherill-Burgess 5 Avonvale Place Batheaston	Erect one 2 x Bed Cottage and one 1 x Bed Cottage following demolition of existing buildings on site of builders yard	SUPPORT
		1 Reconstituted Bath Stone elevations preferred instead of rendering
		2 Satisfies policies D4(a); BH6; BH7 and HG4(iii)
		3 Existing properties to be demolished not worthy of preserving in this conservation Area.
		4 Offers a useful contribution to much-needed small dwellings.

P-578 B&NES Planning Decisions

12/01668/FUL 12/01669/LBA Mr & Mrs J Sugg Upper Northend House Northend Batheaston	Internal and external alterations for the erection of 2-storey extension, plus 2x dormer windows, stairs and driveway.	FUL = Withdrawn 7 June 2012 LBA = Withdrawn 30 May 2012
12/01837/FUL Mr J Smith 4 Eagle Road Batheaston BA1 7HL	Erection of single storey side extension	Permit 18 June 2012 (As per PEC's recommendation)

12/01830/FUL Mr & Mrs C Rich 12 Seven Acres Lane Batheaston BA1 7HJ	Provision of vehicular access and off-street parking area.	Permit 27 June 2012 (As per PEC's recommendation)
12/02066/FUL Mr M Corbett Brow Hill Lodge Batheaston BA1 7NQ	Erection of extension and alteration to existing dwelling and annex	Permit 28 June 2012 (As per PEC's recommendation)
12/00909/FUL Mr J Harrison 270 High Street Batheaston BA1 7RA	Extensions and alterations to existing annex	Refuse 26 July 2012 (As per PEC's recommendation)

P-579 Batheaston Gardens

- (a) The B&NES proposed tree works (hornbeam etc.) are accepted
- (b) The beam barrier at the entrance is still un-repaired. To be urged.
- (c) Frost damage to the listed walling around the gardens noted. Repairs required before the Winter.

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P-580 Update on LDF

- (a) B&NES Update
The Inspector has rejected the Core Strategy housing figures as unacceptably low and suggests it may be necessary to allocate housing sites on Green Belt land.
B&NES is now to review the draft CS and the inquiry into its revision is not likely before next July. Because the CS is not approved then Neighbourhood Plans cannot be finalised as they have to be subsidiary to it.
- (b) Wilts Core Strategy
The Inspection is soon to begin.
The VPA is to meet with the new Chairman of the Wiltshire Council in September.

P-581 Any Other Business

- (a) The metal railing remains un-repaired (after 7 months of constant urging).
- (b) Cyclists are a danger on The Batch pavement. The "No Cycling" signs at each end are missing.
- (c) Somer housing Trust is now known as CURO.
Their officer is investigating housing on the Coalpit Road garage area.
The officer to be invited to address the next PEC Meeting.

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P-582 Press Release

Nothing at this time

P-583 Date of Next Meeting

Tuesday 11th September 2012 in The Rhymes Pavilion – at 7-15 pm

Chairman..... Date.....